

ORDINANCE NO. 20070607-088

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4367 SOUTH CONGRESS AVENUE IN THE EAST CONGRESS NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD PLAN (CS-MU-NP) COMBINING DISTRICT AND LIMITED INDUSTRIAL SERVICE-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT AND MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-6-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property described in Zoning Case No. C14-07-0009, on file at the Neighborhood Planning and Zoning Department, as follows:

From general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district and limited industrial service-neighborhood plan (LI-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district for an area measured from ground level to a height of 60 feet; and

From general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district and limited industrial service-neighborhood plan (LI-NP) combining district to multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district for an area measured from 60 feet above ground level to a height of 90 feet.

Lot 1, St. Elmo-Tel Addition, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 56, Page 12, of the Plat Records of Travis County, Texas, and Lot 1, Block A, Chen Resubdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 2000400167, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 4367 South Congress Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically restricted in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The maximum impervious cover on the Property is 90 percent.
- C. The maximum number of parking spaces is 25 spaces in a surface parking facility.
- D. The following uses are prohibited uses of the Property:

Automotive repair services
Automotive sales
Adult-oriented businesses
Convenience storage
Vehicle storage

Automotive rentals
Automotive washing (of any type)
Bail bond services
Pawn shop services

PART 4. The Property is subject to Ordinance No. 20050818-Z004 that established the East Congress neighborhood plan combining district.

PART 5. This ordinance takes effect on June 18, 2007.

PASSED AND APPROVED

_____ June 7 _____, 2007 §
 §
 §

 Will Wynn
 Mayor

APPROVED: _____
 David Allan Smith
 City Attorney

ATTEST: _____
 Shirley A. Gentry
 City Clerk

CS-MU-NP

05-0107

LI-NP

PLUMBING
AIR/HEAT

INDUSTRIAL F

P83-023

APARTMENTS

OFFICE

AUTO
REPAIR

CS-MU-NP

LI-CO-NP
00-2229

LI-CO-NP
00-2229
AUTO
RENTAL

LI-NP
PAINT/DECAL
SHOP

STORAGE

70-01

LI-CO-NP
00-2229
AUTO
RENTAL

INDUSTRIAL

ELMO ROAD WEST

CONGRESS AVENUE SOUTH

APTS.

05-0107

CS-MU-NP

WAREHOUSE

05-0107

APTS.

2-50

LI-NP

CS-1-MU-CO-NP
CS-1-MU-CO-NP

LI-NP

BUSINESS
PARK

MINI-STORAGE
BUILDINGS
720823-F

SP-04-0549C

APTS

MOTEL

MOTEL
PARKING

SP89-0162C

05-0107

CS-CO-NP

89-019

AUTO
REPAIR

SP85-144

LOUNGE

SAINT ELMO ROAD EAST

AUTO
RENTAL

OFFICE
WAREHOUSE

94-94

96-76

LI-NP

SP96-0335C

05-0107

70-001

LI-NP

05-0107

UNDEV.

SP-99-2018C

COMMERCIAL
COMPANY

WAREHOUSE

LI-NP

MINI WHSE.

MONUMENT CO.

05-0107

CS-MU-NP

70-000193.2

MH

CASTING
COMPANY

CS-MU-NP

WAREHOUSING/
DISTRIBUTION

05-0107

WAREHOUSE

LI-NP

70-001
83-247

INDUS
WAREH

GIFT SHOP

OFFICE
PARKING

SHOP

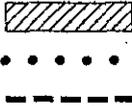
VEHICLE
STORAGE

LANE

AUTO
REPAIR



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: R.HEIL



ZONING EXHIBIT A

CASE #: C14-07-0009

ADDRESS: 4367 S. CONGRESS AVE.

SUBJECT AREA (acres): 2.680

DATE: 07-01

INTLS: TRC

CITY GRID
REFERENCE
NUMBER

H18

1" = 200'